Karen Johnson Davidson County
Batch# 800679 DEEDQC
02/04/2022 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220204-0013378

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jansen Broussard King Gia Broussard 1700 Porter Rd. Nashville, TN 37206	Jansen Broussard King Gia Broussard 1700 Porter Rd. Nashville, TN 37206	086-09-0-037.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jansen Broussard King, A Single Man,** by these presents does hereby quitclaim and convey unto **Jansen Broussard King, A Single Man, and Gia Broussard, A Single Woman , as joint tenants with rights of survivorship,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section Three, Lakeside Woods Estates of record in Plat Book 7900, Page (s) 218 through 220, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Leonard and wife, Marilyn Leonard by Warranty deed from E. Frances Watrous, an unmarried person and Amy D. Moskinsky, a married person of record in Instrument No. 20000417-0038381 Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 17, 2000.

Being the same property conveyed to Jansen Broussard King, A Single Man, by Warranty deed from Ronald Leonard and wife, Marilyn Leonard, of record in Instrument No. 20201103-0128406 Register's Office for Davidson County, Tennessee, dated March October 27, 2020 and recorded on November 3, 2020.

Being also known as 3208 Dockside Dr., Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27th day of January, 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of January, 2022.

Jansen Broussard King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jansen Broussard King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal the 12th day of January, 2022.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/26/2022 ____ (date of document).

Affiant Signature

01/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025